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August 2, 2018

**Mr. Dan Cumbo, PE**

Davenport  
3722 Shipyard Boulevard, Suite E  
Wilmington, NC 28403

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed  
**Flats on Front (Cowan Street Apts.) Development**  
Wilmington, NC

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The WMPO, NCDOT, and City of Wilmington staffs have reviewed the Flats on Front TIA dated June 20, 2018. This development consists of:

- 280 Multi Family Dwelling Units

The Build out year is 2020.

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

N. 3<sup>rd</sup> Street (SR 1627) at North Front Street/Davis Street

- Extend the exclusive left-turn lane on Front Street to maximize storage while providing a 25 foot taper.

N. Front Street at Cowan Street

- Provide a southbound right-turn lane on N. Front Street with 125 feet of storage, 25 feet of full-width deceleration, and 75 feet of taper.

Note that the above requirements are based on the TIA, dated June 20, 2018, but we have been made aware of a new site plan that has been submitted to the City of Wilmington which has an increase in land-use intensity. If this proposed plan is approved by the City, then a revised TIA may be required.

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Wilmington Urban Area Metropolitan Planning Organization

City of Wilmington • Town of Carolina Beach • Town of Kure Beach • Town of Wrightsville Beach  
County of New Hanover • Town of Belville • Town of Leland • Town of Navassa • County of Brunswick  
County of Pender • Cape Fear Public Transportation Authority • North Carolina Department of Transportation

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If changes are made to the proposed site driveways and/or use, the current trip distribution may need to be modified and would require a revised Traffic Impact Analysis to be submitted for review by the NCDOT, WMPO, and City of Wilmington. This approval would become null and void.

The applicant is required to obtain all applicable City of Wilmington and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and City of Wilmington technical standards and policies shall apply.

Please contact me at 910-772-4170 with any questions regarding this approval.

Sincerely,



Fred Royal, PE, CFM  
Project Engineer  
Wilmington Metropolitan Planning Organization

cc: Ben Hughes, PE, District Engineer, NCDOT  
Alex Stewart, PE, Deputy District Engineer, NCDOT  
Madi Lee, EI, Development Review Engineer, NCDOT  
Jon Roan, Assistant District Engineer, NCDOT  
Jessi Leonard, PE, Division Traffic Engineer, NCDOT  
Kirsten Spirakis, PE, Sr. Assistant Traffic Engineer, Division 3, NCDOT  
Don Bennett, PE, City Traffic Engineer, City of Wilmington  
Denys Vielkanowitz, PE, Signal System Management Engineer, City of Wilmington  
Brian Chambers, Senior Planner, City of Wilmington  
Mike Kozlosky, Executive Director, WMPO  
Amy Kimes, PE, Senior Project Engineer, WMPO  
Bill McDow, Transportation Planner, WMPO